

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF JUNE 3, 1999

There will be a meeting of the Manistee City Planning Commission to be held on Thursday, June 3, 1999 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA


- I. Roll Call
- II. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1.
    - 2.
  - B. Site Plan Reviews:
    - 1. David R. Weed - Site Plan
    - 2. Manistee County - Site Plan
    - 3. William & Connie Slade - Lot Split
    - 4. Sweetnam/Archey - Lot Split & Combination
    - 5.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- III. Business Session:
  - A. Approval of Minutes from Last Meeting (5/6/99)
  - B. New Business:
    - 1.
    - 2.
  - C. Unfinished Business:
    - 1.
    - 2.
  - D. Other Communications:
    - 1.
    - 2.
- IV. Work/Study Session:
- V. Adjournment

cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
County Planning Department  
Jack Dinsen, Manistee Township Zoning Board  
Don Alfred, Filer Charter Township Planning Commission  
Manistee News Advocate  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# MEMORANDUM

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TO: Planning Commission Members

FROM: Jon R. Rose   
Community Development Officer

DATE: May 28, 1999

RE: Planning Commission Meeting

The June Planning Commission Meeting is scheduled for Thursday, June 3, 1999 at 7:00 p.m. in the Council Chambers.

The First item on the agenda is a request is a Site Plan Review from David Weed. Mr. Weed owns the building at 720 Englemann Street which is used for storage (an existing non-conforming use). Mr. Weed would like to build another 40' x 50' pole building adjacent to the existing pole building. The proposed expansion meets the requirements of the Zoning Ordinance. This would be the last possible expansion of the non-conforming use (50%) allowed by the Zoning Ordinance. A copy of Mr. Weed's request is enclosed for your review.

Second is a request from Manistee County for Site Plan Review for the proposed addition to the Courthouse. The review shows the requirements of the Zoning Ordinance have been met with the exception of the rear-yard set-back. The Zoning Board of Appeals is scheduled to meet on June 7, 1999 for the variance request. This item can be approved pending approval from the ZBA. A copy of the request is enclosed.

Third on the agenda is a request from William & Connie Slade for a Lot Split. Mr. & Mrs. Slade own the home at 1800 Main Street (Parcel Code #51-51-713-175-02) which currently sits on approximately 4.52 acres. The Slade's would like to split off the section of property that the home is located on. This request meets the requirements of the Zoning Ordinance. Please see the attached survey.

Last is a request for a Lot Split and Combination for William & Breta Sweetnam Trust and Mr. & Mrs. Robert Archey Jr. The Sweetnam's own Lots 1 & 2 and Part of Outlot A, Block 4 of the Sweetnam Subdivision (Parcel Code # 51-51-373-704-01). Mr. & Mrs. Archey own Lot 3 and Part of Outlot A, Block 4 of the Sweetnam Subdivision (Parcel Code #51-51-373-704-05). The Archey's would like to purchase lot 2 from the Sweetnam's and combine it with Lot 3. This request meets the requirements of the Zoning Ordinance. A copy of the request is enclosed for your review.

If anyone is unable to attend the meeting please call me at 723-2558. See you there!

JRR:djm

cc: City Council

# SITE PLAN REVIEW

NAME: David R. Weed  
270 Fifth Street  
Manistee, MI 49660

PROPOSED USE: Storage  
ZONING DISTRICT: TR

PARCEL CODE: 51-51-748-715-09  
720 Englemann Street

USE IS: ☐ Permitted  
☐ Special  
☐ Not Permitted  
Existing non-conforming

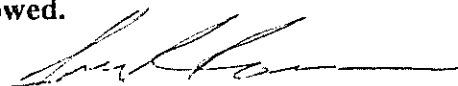
## BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE	
			YES	NO
PARCEL SIZE:	5,000 sq. ft.	>20,000 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	>120 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	100 ft.	X	<input type="checkbox"/>
SIDE YARD	10 ft.	>10 ft.	X	<input type="checkbox"/>
REAR YARD	10 ft.	10 ft.	X	<input type="checkbox"/>
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:	800 sq. ft.	2,000 sq. ft.	X	<input type="checkbox"/>

## SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER: This building expands the non-conforming use by 50%. No further expansion is allowed.

REVIEWED BY:   
Jon R. Rose/Community Development Officer

DATE: May 25, 1999

Receipt # 2864

TR

## Application for Site Plan Review & Land Use Permit

Location of Project: 720 Engleman

Parcel Code #: Freeland lot 5 & 6 Block 10 51-51-745-715-09

Name & Address of Applicant: David R Weed  
270 5th St Manistee Mich 49660

Phone Numbers: Work 616 26335191 Home 616 723-2107

Name & Address of Owner if different: —

Phone Numbers: Work \_\_\_\_\_ Home \_\_\_\_\_

Brief description of work to be done: 40' x 50' Pole building

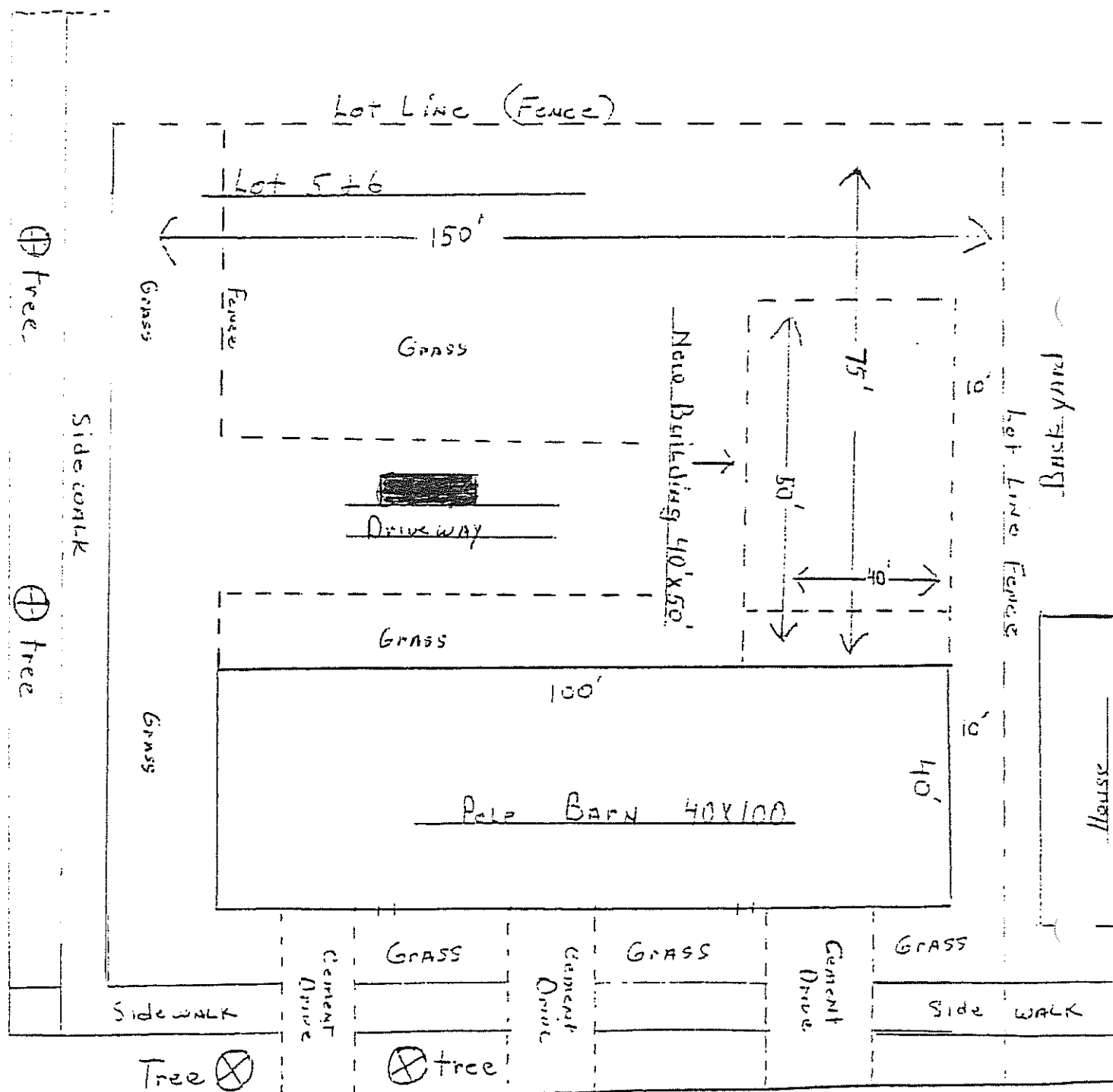
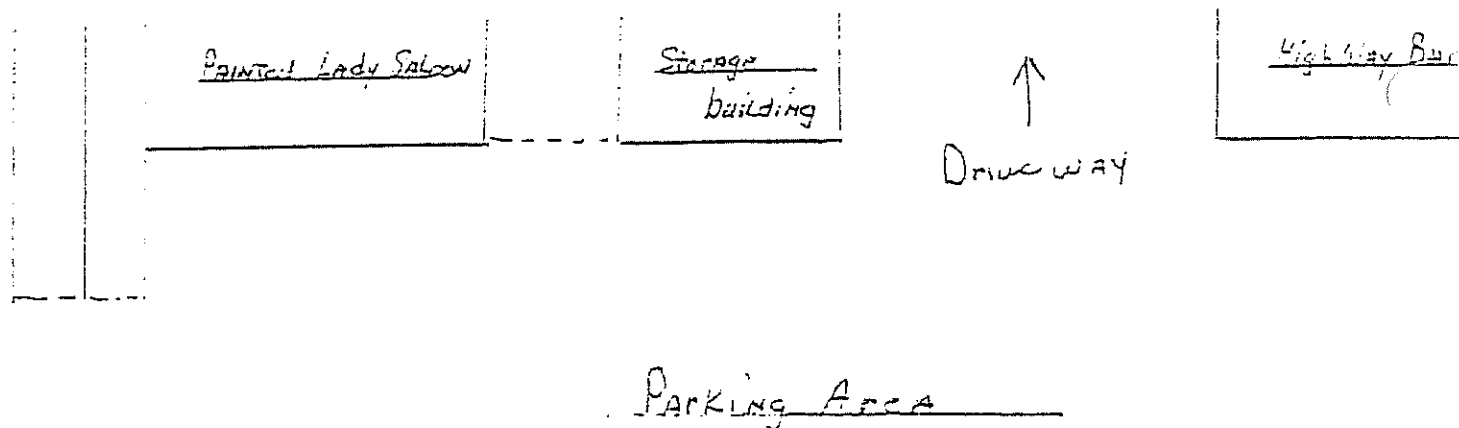

Site Plan Reviews need to go before the City of Manistee Planning Commission. They must be received 10 days prior to the meeting. Regularly scheduled meetings are the first Thursday of the Month at 7:00 p.m. in the Council Chambers, City Hall.

A Site Plan, as spelled out in Section 9404, 9405 or 9406 of this ordinance, is needed with the application. Specifications on the back of this sheet.

Once completed the form should be returned to: Jon Rose  
Community Development Officer  
City of Manistee  
P.O. Box 358, 70 Maple Street  
Manistee, MI 49660

For Questions call Jon Rose, (616) 723-2558.

Fee: Land Use Permit/Site Plan Review \$ 20.00 ( PUD \$150.00)



# SITE PLAN REVIEW

NAME: Manistee County  
415 Third Street  
Manistee, MI 49660

PROPOSED USE: Public Administration  
ZONING DISTRICT: R-4

PARCEL CODE: 51-51-374-723-01

USE IS: ☐ Permitted  
☒ Special  
☐ Not Permitted

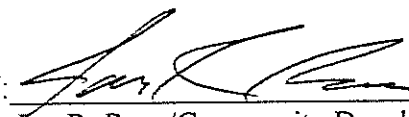
## BULK REGULATIONS

	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	6,000 sq. ft.	>6,000 sq. ft.	X	<input type="checkbox"/>
STREET FRONTAGE:	60 ft.	>60 ft.	X	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	>25 ft.		<input type="checkbox"/>
SIDE YARD	10 ft.	n/a	<input type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10 ft.	4 ft.	<input type="checkbox"/>	X
WATERFRONT	n/a	n/a	<input type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	<30 ft.	X	<input type="checkbox"/>
PARKING:	17	22	X	<input type="checkbox"/>
BUILDING AREA:	1,000 sq. ft.	>1,000 sq. ft.	X	<input type="checkbox"/>

## SPECIAL DISTRICTS

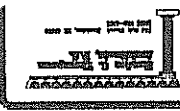
	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY:   
Jon R. Rose/Community Development Officer

DATE: May 25, 1999

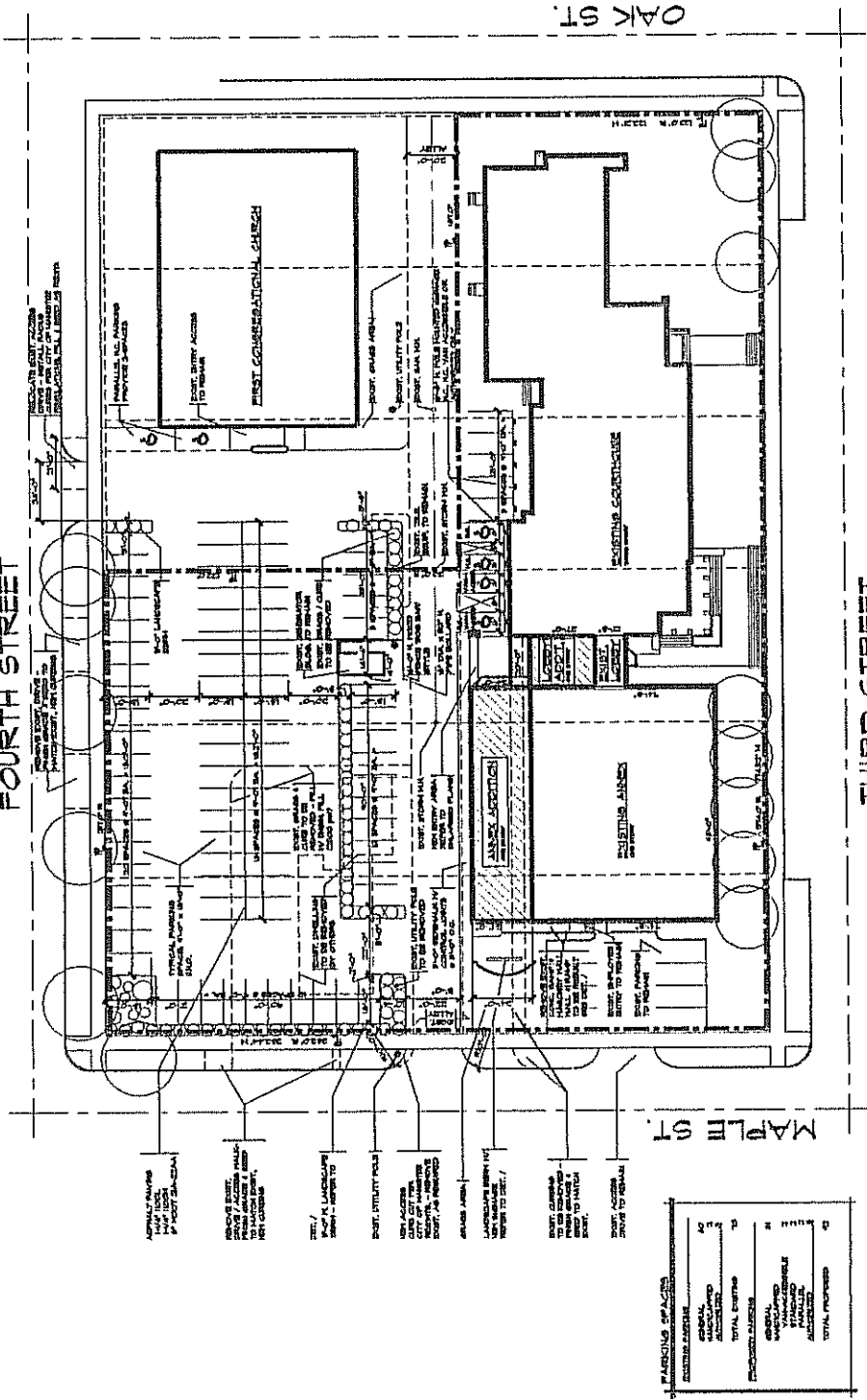
REVISION	DATE	BY	DESCRIPTION
1	10/1/78	JLM	INITIAL DESIGN
2	10/15/78	JLM	REVISED DESIGN
3	10/25/78	JLM	FINAL DESIGN
4	11/5/78	JLM	AS BUILT



MANISTEE COUNTY BUILDING  
 418 Third Street, Manistee, Michigan

DATE	10/1/78
BY	JLM
CHECKED	JLM
APPROVED	JLM
SCALE	1" = 20'-0"
SHEET	A-2

FOURTH STREET



THIRD STREET

SITE PLAN  
 SCALE 1" = 20'-0"

PARKING SPACES	
EXISTING	
ASPHALT	12
GRAVEL	12
TOTAL EXISTING	24
PROPOSED	
ASPHALT	12
GRAVEL	12
TOTAL PROPOSED	24

MAY 24 1999

86 Washington Street  
Manistee, Michigan  
May 21, 1999

Community Development Officer  
City of Manistee  
P.O. Box 358  
70 Maple Street  
Manistee, Michigan 49660

Dear Mr. Jon Rose:

We are requesting a lot split for the home at 1800 Main Street, Manistee, parcel number 515171317502. The survey is attached.

Thank you for your consideration.

Sincerely,  
Connie Slade  
*Connie Slade*  
William Slade  
*William Slade*



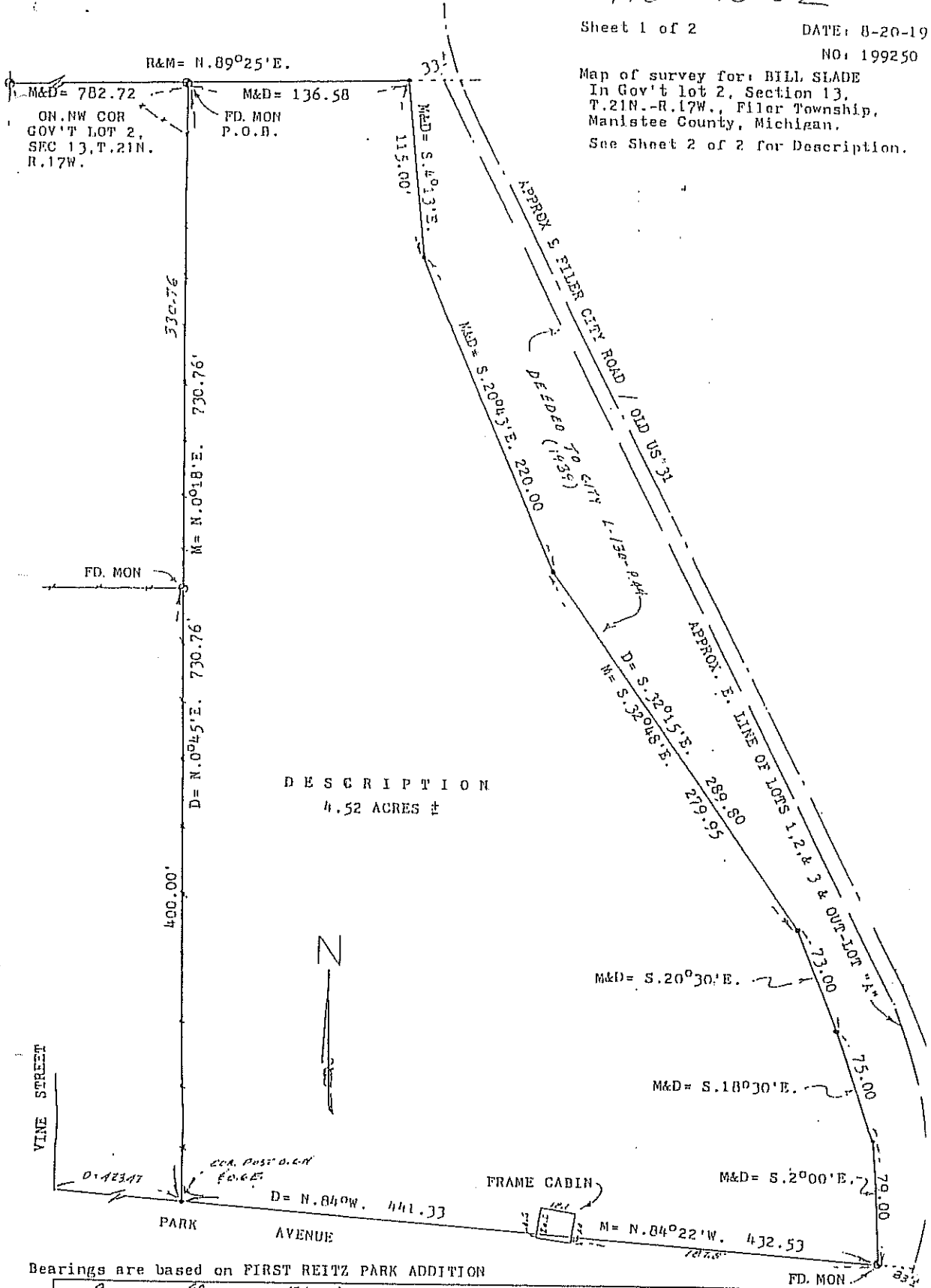
115-175-02

Sheet 1 of 2

DATE: 8-20-19

NO: 199250

Map of survey for: BILL SLADE  
In Gov't lot 2, Section 13,  
T.21N.-R.17W., Filer Township,  
Manistee County, Michigan.  
See Sheet 2 of 2 for Description.

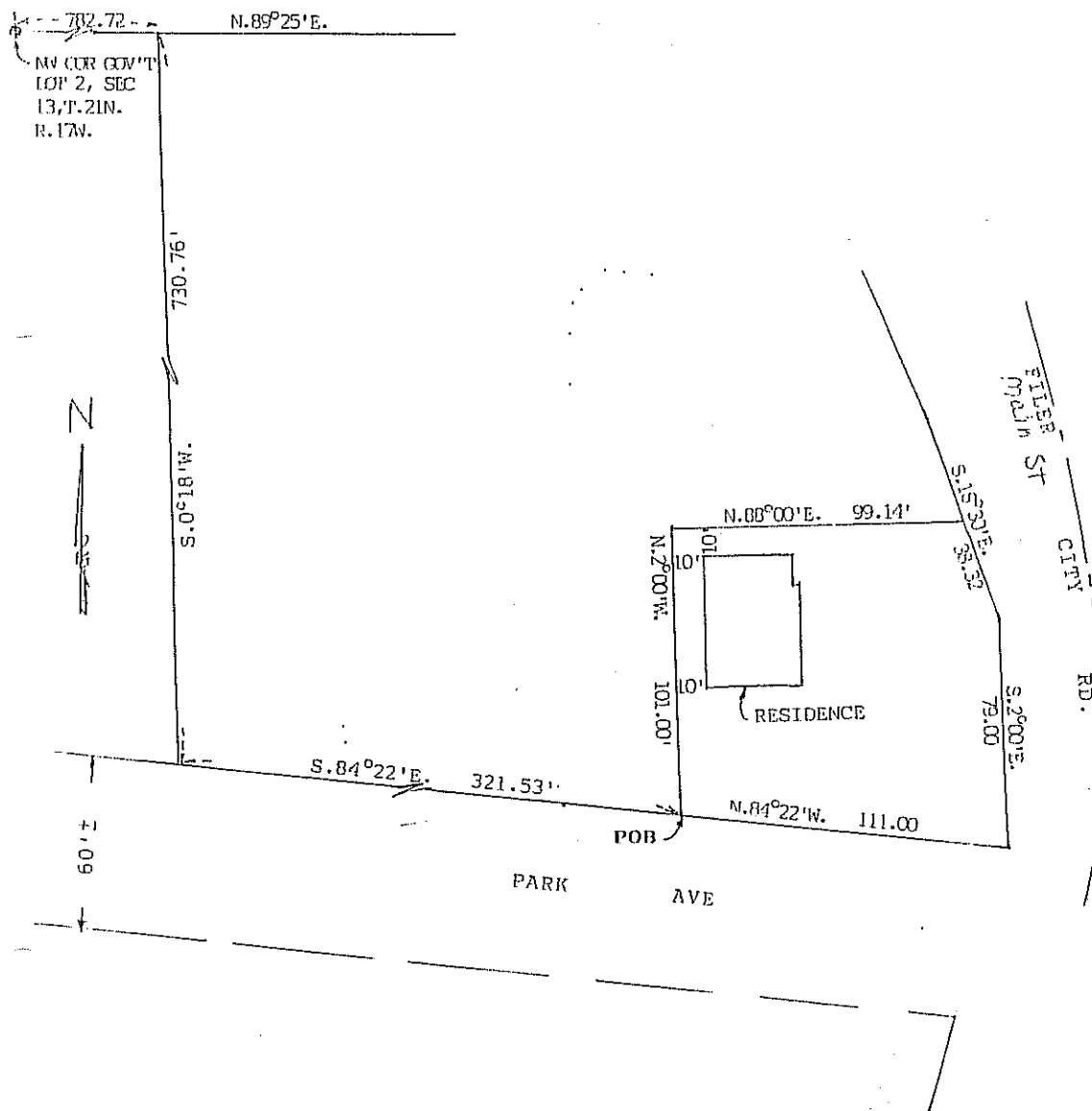


Bearings are based on FIRST REITZ PARK ADDITION

<p>SCALE: 1 INCH = 40 FEET</p> <p>DIAGONALS IN FEET</p>		<p>I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 8-20-1992, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000 ±, AND THAT ALL OF THE REQUIREMENTS OF P.A. 131 1970 HAVE BEEN COMPLIED WITH.</p>	
<p><b>LEGEND</b></p> <p>• - IRON STAKE</p> <p>— - FENCE LINE</p> <p>N - RECORDED DIMENSION</p> <p>D - MEASUREMENT</p> <p>M - MEASURED DIMENSION</p> <p>C - CENTER LINE</p> <p>W - WOOD STAKE</p>	<p>This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or this fully for any discrepancy, omissions or differences in description.</p>	<p>STATE OF MICHIGAN</p> <p>GORDON L. BONNEY</p> <p>PROFESSIONAL SURVEYOR</p> <p>No. 12010</p> <p>LICENSED PROFESSIONAL SURVEYOR</p>	<p>GORDON L. BONNEY</p> <p>5239 S. EDEN LK. RD.</p> <p>CUSTER, MI 49703</p> <p>BY: <i>G. L. Bonney</i></p> <p>Registered Land Surveyor</p> <p>#12016</p> <p>Ph. 757-9264</p>

ap of DESCRIPTION PREPARED FOR: BILL SLADE

**DESCRIPTION:** Commence at the Northwest corner of Government lot 2, section 13, T.21N.-R.17W., Filer Township, Manistee County, Michigan, Thence N.89°25'E. 782.72 feet, Thence S.0°18'E. 730.76 feet to the North line of Park Ave, Thence S.84°22'E. 321.53 feet to the point of beginning (POB), Thence N.2°00'W. 101.00 feet, Thence N.88°00'E. 99.14 feet Thence S.18°30'E. 38.32 feet, Thence S.2°00'E. 79.00 feet, Thence N.84°22'W. 111.00 feet to the POB.  
Containing 0.26 acres±



BEARINGS ARE BASED ON FIRST REITZ PARK ADDITION &amp; EXISTING DEEDS

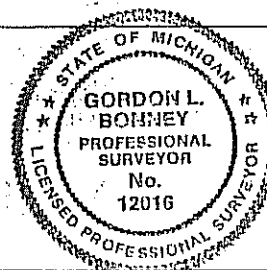
SCALE: 1 INCH = 50 FEET  
DIMENSIONS IN FEET

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE PLATTED AND/OR DESCRIBED ON 3-11-1995, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS 1/10,000±, AND THAT ALL OF THE REQUIREMENTS OF P. A. 132 1970 HAVE BEEN COMPLIED WITH.

**LEGEND**

- IRON STAKE
- FENCE LINE
- RECORDED DIMENSION
- DEED DIMENSION
- MEASURED DIMENSION
- CENTER LINE
- WOOD STAKE

This survey was made from the above legal description which was given to us as a complete description of the property. Both map and description should be compared with the Abstract of Title or Title Policy for any exceptions, easements or differences in description.



GORDON L. BONNEY  
5239 S. EDEN LK. RD.  
CUSTER, MI 49405

BY *Gordon L. Bonney*  
Registered Land Surveyor  
#12016  
Ph. 757-9264



West Michigan National  
Bank & Trust

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May 26, 1999

Mr. Jon R. Rose, Community Development Officer  
City of Manistee  
70 Maple Street  
Manistee MI 49660

Re: William and Breta P. Sweetnam Trust

Dear Mr. Rose:

The Sweetnam Trust is the owner of vacant land described as Lots 1, 2 and Part of Outlot A, Block 4 of the Sweetnam Subdivision. We have accepted an offer from Mr. and Mrs. Robert A Archey, Jr., owners of neighboring parcels, to purchase Lot 2 from the Trust. At your next Planning Commission meeting, we respectfully request your consideration and approval of the division of this parcel, and a favorable recommendation to the City Council. Following is the information requested to consider our request:

Parcel ID#: 51-51-373-704-01

Location of Property: Sweetnam Drive near 12th Street

Description of Property: Vacant Land approximately 100 feet x 167 feet

Survey and Tax Receipt are attached

Please advise if you require further information, and if my presence is required at either the Planning Commission and/or City Council meeting.

Thank you for your consideration.

Respectfully,

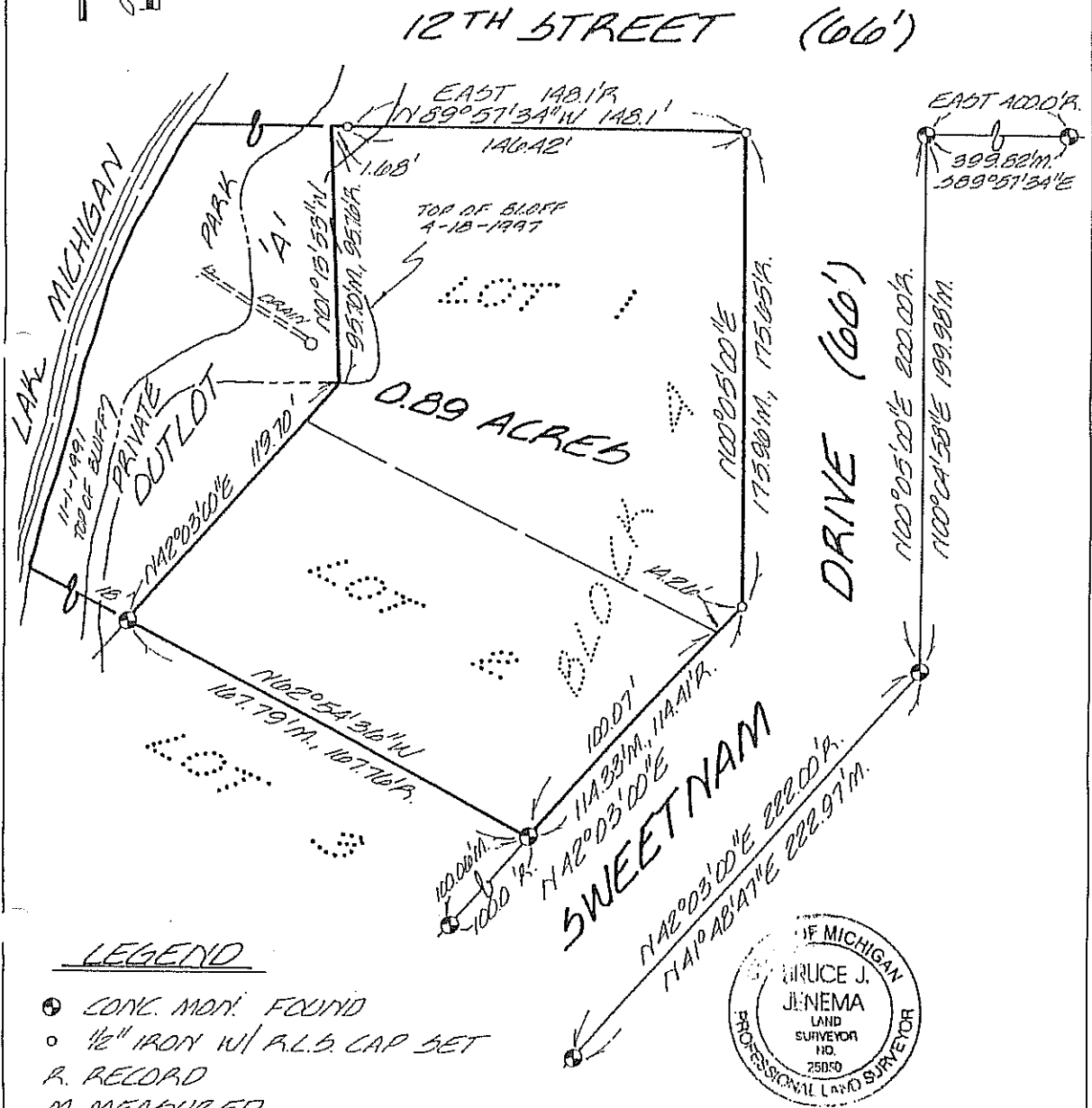
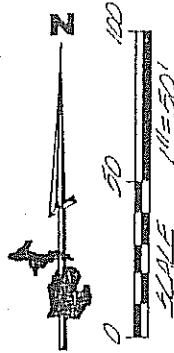
Sandra K. Pelarski  
Vice President  
Trust Officer

SKP

enclosures (2)

# CERTIFICATE OF SURVEY

LOTS 1 & 2, BLOCK A, "SWEETNAM'S  
LAKE BLUFF SUBDIVISION"  
SEC. 15, T21N, R17W,  
CITY OF MANISTEE, MICHIGAN.



## LEGEND

- ⊙ CONC. MON. FOUND
- 1/2" IRON W/ R.L.S. CAP SET
- R. RECORD
- M. MEASURED

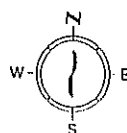
I, the undersigned, being a Registered Land Surveyor, hereby certify that I have surveyed and mapped the above parcel of land, that the ratio of closure of the adjusted field observations is noted, and within limits and that I have fully complied with the regulations of Act 132, P.A. 1970 as amended.

The basis for bearings is:

Error of Closure is 1"

*Bruce J. Jenema*

R.L.S. No. 25050



**Jenema Land Surveys**

302 River Street  
Manistee, MI 49660  
616-723-7930

Survey for: **SWEETNAM TRUST**

File No. **91105**

Sheet **1** of **2**

Dwn: **LKM**

Chk: **BWL**

Date: **JAN. 11, 1991**

ROBERT & SUSAN ARCHEY JR.  
1073 SWEETNAM DRIVE  
MANISTEE, MI 49660

MAY 26, 1999

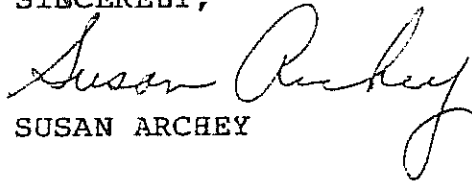
RE: PURCHASE OF LOT #2, BLOCK #4 SWEETNAM LAKE BLUFF

DEAR PLANNING COMMISSION:

UPON APPROVAL OF THE SPLIT FOR LOT #2, WE WOULD REQUEST  
THAT LOT #2 THEN BE JOINED WITH LOT #3. WE ARE THE  
CURRENT OWNERS OF LOT #3.

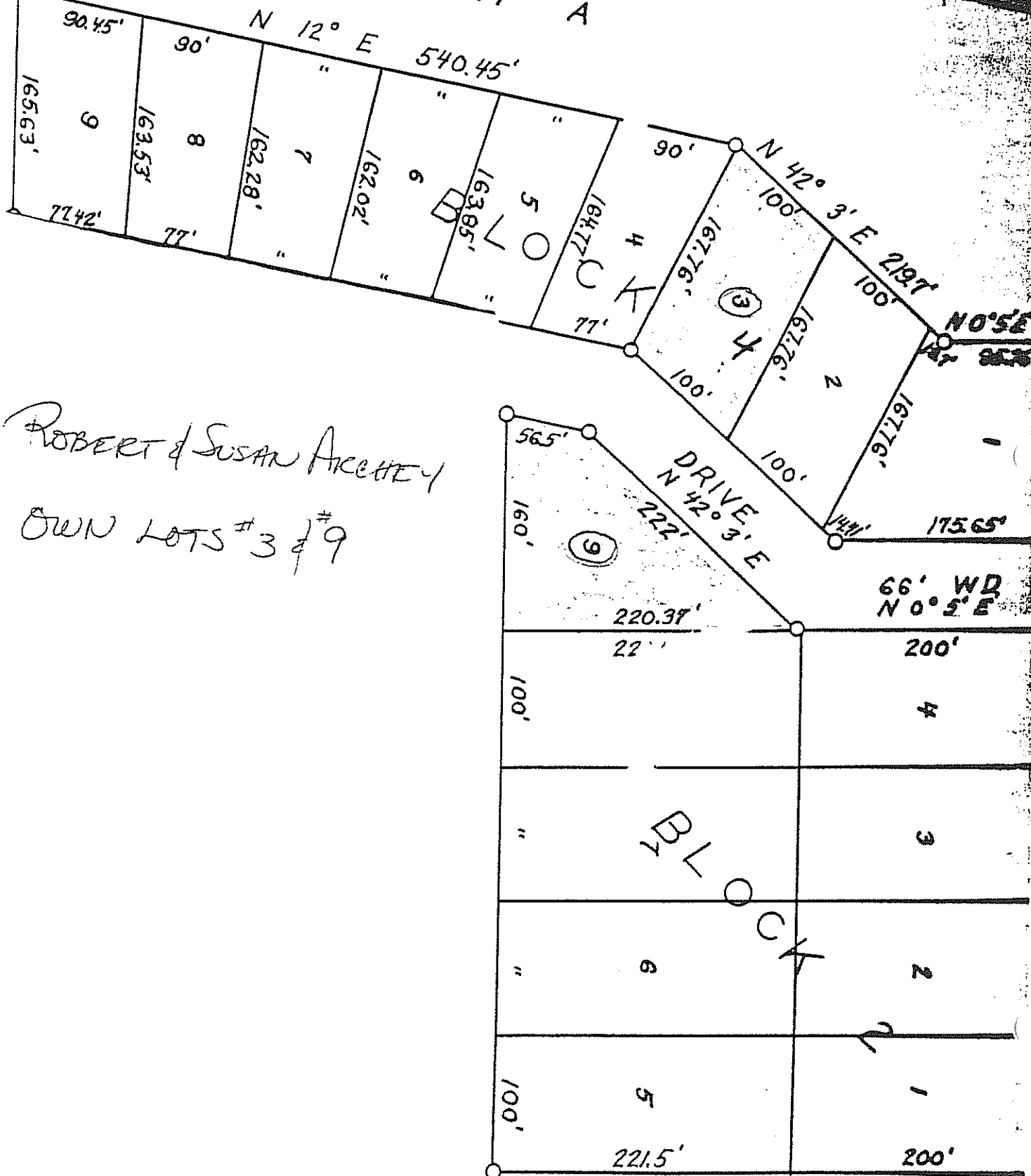
THANK YOU.

SINCERELY;

  
SUSAN ARCHEY

MICHIGAN

"PRIVATE PARK"  
OUTLOT A



ROBERT & SUSAN ARCELY  
OWN LOTS #3 & #9